

Action Plan

Grantee: Seminole County, FL

Grant: B-11-UN-12-0018

LOCCS Authorized Amount:	\$ 3,995,178.00
Grant Award Amount:	\$ 3,995,178.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,604,345.00
Total Budget:	\$ 6,599,523.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Activity
Budget
Purchase, Rehabilitate, and Rent, Resale or Resale under a Lease-Purchase Agreement
\$3,595,661
Planning and Administration
\$399,517
Total
\$3,995,178

How Fund Use Addresses Market Conditions:

In order to identify the geographic areas both with the greatest need and with the highest potential for impact within the county, HUD foreclosure and vacancy related data was obtained and broken down by city and neighborhood. Neighborhoods (Census Tract subsets) with high calculated HUD NSP3 Foreclosure Need Scores were identified. Areas with a HUD NSP3 Foreclosure Need Score of 17 to 20 were reviewed by Community Development Division staff in order to gauge the composition and conditions of the homes in the areas, and MLS listings were used to identify the amount of housing units for sale with a focus on REO properties. The MyFloridahomesMLS.com web-site was also used to determine an approximate number and price of homes for sale. To continue to provide impact to Seminole County and respond to the increased activity in the real estate market, additional vicinities have been identified to meet the estimated acquisition goals stated herein. Based on the previously approved Action Plan, CD Staff utilized criteria to identify additional vicinities for resale which gave considerable consideration to areas with greater marketability and demand to increase the chance of success during resale of the units. Staff also considered areas that may not be typically accessible by families eligible to participate in NSP3. Several factors were used which included the number of housing units available for acquisition, access to public facilities and transportation, proximity to schools and their associated rankings, age of homes in the area, crime statistics, and input from citizens on the NSP waiting list and during NSP seminars held in the community. As the program has progressed, the previously approved areas of greatest need are experiencing rising sales values due to the reduction in the amount of foreclosed, short sale, and vacant inventory. Staff has determined the need to add additional neighborhoods to provide the same improvement across a wider area. After allowing for Planning and Administrative activity funding, a little under \$3.6 million will be available for NSP3 target area projects or approximately \$150,000 per completed unit. Based on the County's estimates, an average of \$150,000 is a sufficient amount to acquire, rehabilitate, and resell/rent each of the units. The County is estimating that it will be able to acquire, rehabilitate, and redevelop between 25 and 30 units with the \$3,595,661 NSP3 Grant. Through the research highlighted above, Seminole County will designate the following as NSP3



target areas: Current Approved Areas · The Sterling Meadows vicinity area (21100). The Alafaya Woods vicinity area (21311, 21309). The Deer Run area (22106, 22105, 22104) · Winter Springs vicinity (21401, 21404) Sanlando vicinity (21608, 21901) Additional Target Areas (Resale) · Sunland Estates vicinity area (21705) · West Altamonte vicinity area (20903) The target areas selected were added to the original target areas to combat market conditions which decreased the amount of units available for acquisition. These include increasing sales prices, banks unwillingness to accept conditions of the purchase contracts and NSP requirements, as well as being outbid when placing offers on properties. In addition, these target areas contain REO properties which have shorter acquisition times. The additional locations continue to be in desirable areas and contain typically larger housing units

Previously approved NSP1 areas of greatest need/target areas are being added to provide spending flexibility to draw the remaining funds in compliance with NSP regulatory requirements and HUD closeout procedures.

Additional target areas:

- Sanford Area (NSP1 Maps 4 through 8, and 17) excluding Census tract 20401
- Longwood-Winter Springs-Casselberry Area (NSP1 Maps 9 through 12, and 19)
- Altamonte Area (NSP1 Maps 13 through 15, and 20)
- Winter Park Area (NSP1 Map 16)
- Oviedo (NSP1 Map 18)

The City of Sanford received an NSP3 Allocation from HUD. Therefore, census tract 20401 is excluded from the Sanford Area areas of greatest need (AGN).

Ensuring Continued Affordability:

Seminole County will use Recapture as the affordability mechanism for all NSP assisted purchases. Units with homebuyer assistance of \$40,000 or less will be required to adhere to the Affordability Period for 10 years at which time the applicable deferred Note and Mortgage at a zero percent interest will be forgiven. For homebuyers that receive assistance of \$40,001 and higher will be required to adhere to the Affordability Period for 20 years at which time the applicable deferred Note and Mortgage will be forgiven at a zero percent interest.

Homebuyers who receive first mortgage financing from Habitat for Humanity, will be required to adhere to the Affordability Period for 20 years as assistance will always exceed \$40,001. Habitat may originate forgivable second mortgage assistance on an as needed basis, consistent with the terms of Seminole County's forgivable second mortgage loan available to non-Habitat purchasers.

For rental properties, a Note and Mortgage at a zero percent interest will be executed for an amount equal to the total development costs, as well as Restrictive Use Covenants imposed to ensure that all renters of NSP rental housing will be Low, Moderate, or Middle Income upon initial occupancy for a period of 20 years, including certain units set aside only for Low Income tenants.

In all of the above, half way through the affordability period, 50% of the Note and Mortgage will be forgiven.

Definition of Blighted Structure:

A "blighted structure" is one which exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and/or public welfare.

Definition of Affordable Rents:

Units will be set-aside for low income, moderate income, and middle income households. Rents for all income eligible households will be set at 30% of the household income as determined by a Part 5 income certification.

Housing Rehabilitation/New Construction Standards:

The County's NSP Housing Rehabilitation Standards will be used (available online at http://www.seminolecountyfl.gov/comsrvs/NSP3/NSPDocuments_Reports.aspx). All gut rehabilitation and new construction will meet the standard for Energy Star Qualified New Homes and the American Society of Heating, Refrigerating, and Air-Conditioning Engineers Standard 90.1-2004, Appendix G plus 20%. All other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, will be installed when replaced. Where applicable, housing units will be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

To the maximum extent feasible, developers, contractors, and/or subrecipients used to implement the NSP3 activities will be located within the three selected target areas. In addition, to the maximum extent feasible, developers, contractors, and/or subrecipients will hire employees and small businesses located in the selected target area.

Procedures for Preferences for Affordable Rental Dev.:

Under all circumstances, rents for units dedicated to low income tenants will not exceed 65% of the established and current Fair Market Rent (FMR), as posted on www.hud.gov, less the current, appropriate, and respective Utility Allowance, as established by the respective jurisdictional housing authority.



Grantee Contact Information:

NSP3 Program Administrator Contact Information
 Name (Last, First)
Stacey Smithwick
 Email Address
 ssmithwick@seminolecountyfl.gov
 Phone Number
 (407) 665-2362

Mailing Address
 534 W. Lake Mary Blvd. Sanford, FL 32773

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP3-001	Acquisition, Rehab, Rent, or	NSP3-001-01	Acquisition, Rehabilitate,	
		NSP3-001-02	Resale or Rent Acquisition, Rehabilitation, Resale or Rent LH	
NSP3-003	Planning and Administration	NSP3-003-01	Planning and Administration	
NSP3-004	Purchase of Vacant Land for	NSP3-004-01	Purchase of Vacant Land for Redevelopment or Land	
NSP3-005	Redevelopment of Demolished or	NSP3-005-01	Colonial Way Redevelopment	
		NSP3-005-02	Tangerine Redevelopment	



Activities

Project # / NSP3-001 / Acquisition, Rehab, Rent, or Resale

Grantee Activity Number: NSP3-001-01

Activity Title: Acquisition, Rehabilitate, Resale or Rent

Activity Type:

Acquisition - general

Project Number:

NSP3-001

Projected Start Date:

04/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition, Rehab, Rent, or Resale

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,765,814.51

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,765,814.51

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	18		9	50.00
# of Households	18		9	50.00

Proposed Accomplishments

	Total
# of Singlefamily Units	18
# of Housing Units	18
# of Properties	18

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Seminole County	Unknown	\$ 3,765,814.51



Location Description:

- The Sterling Meadows vicinity area (21100).
 - The Alafaya Woods vicinity area (21311, 21309).
 - The Deer Run area (22106, 22105, 22104)
 - Winter Springs vicinity (21401, 21404)
 - Sanlando vicinity (21608, 21901)
-
- Sunland Estates vicinity area (21705)
 - West Altamonte vicinity area (20903)

Activity Description:

Acquisition

In this activity, housing units will be acquired for the benefit of LMMH homebuyers under the traditional purchase method, under the acquisition and rehabilitation method, under a lease-purchase agreement, or as long term rentals serving LMMH households.

The traditional purchase method will be utilized when low, moderate, and middle income households are assisted to obtain homeownership. The units selected must not require rehabilitation as determined by a State certified home inspector's report. The housing units will be purchased for LMMH homebuyers at a price which is affordable to the homebuyer.

The acquisition and rehabilitation method will be utilized when eligible income households select a unit that requires rehabilitation as determined by a State certified home inspector's report. The homebuyer will be partnered with a County approved agency that will be selected as explained below. The rehabilitation will take place prior to resale, or within 90-days of acquisition with approval. Any rebates realized from any rehabilitation or improvements will be deducted from the rehabilitation costs. Following rehabilitation, all housing units must meet or exceed all local building codes. It may be that some foreclosed housing units will be purchased prior to identifying a homebuyer. In this case, County staff will work with the agency to select housing units that, when rehabilitated, are more likely to sell or rent quickly.

The lease-purchase agreement method will be utilized when; low, moderate, and middle income households are assisted to obtain homeownership when the household's credit score is at least 90% of the credit score required by the mortgage lender. Until such time as the applicant is ready to assume ownership of the property, the monthly lease cost of each unit will be that amount which the applicant would pay each month in principal, interest, taxes, and insurance had the applicant purchased the home at the time of the lease-purchase agreement, based on their income (i.e., affordable to the household). The lease-purchase agreement portion of this activity will be targeted at those households whose credit score is at least 90% of the credit score required by the mortgage lender and who, in the mortgage lender's professional opinion and with adequate homeownership counseling, will be able to qualify for first mortgage financing within 18 months. Housing units not purchased within 36 months of acquisition will be converted to long-term rental units under this activity, and may be donated to approved non-profit organizations.

The long term rental method will be utilized with the following approaches; properties purchased through the acquisition and rehabilitation method which are not sold to a qualified LMMH household within 90-days of rehabilitation completion, housing units not purchased within 36 months of acquisition under the lease-purchase method, and properties acquired which may be better suited for rental use due to configuration, size, and similar criteria. These properties will be donated to a County approved non-profit organization which will provide property management services and remit excess income from each unit to the County as Program Income during the twenty year affordability period as discussed under the Long Term Affordability section.

Rehabilitation

In order to beties, a Request for Proposals (RFP) covering each of the target areas was issued in February, 2012. Proposals were accepted and reviewed by appropriate County staff. Two Developers were awarded to acquire, rehabilitate, and resell housing units for the NSP3 program.

Seminole County also contracted with Habitat for Humanity in Seminole County and Greater Apopka, FL, Inc., apart from the RFP process. This will allow Habitat to purchase, rehabilitate, and resell eligible housing units for eligible homebuyers, without having to compete with other nonprofit and for-profit agencies.

To the maximum extent feasible, developers, contractors, and subcontractors used to implement the NSP3 activities will be located within the selected target areas. In addition, to the maximum extent feasible, developers, contractors, and/or subrecipients will hire employees and small businesses located in the selected target areas.

Each respective agency will work with County approved prospective homebuyers to locate appropriate housing units from the NSP Target Areas. The rehabilitation will take place prior to resale, or within 90-days of acquisition with approval. Should a prospective homebuyer select a home that does not require rehabilitation per the inspection, the homebuyer will not be required to work with an awarded agency. All selected units must



be County approved and meet the NSP requirements before the agency or prospective homebuyer purchases the unit.
Sales

All housing units acquired and rehabilitated through this program will be provided to households at or below 120% of the AMI. To enable affordability, financial assistance may be provided to the homeowner. The funding may reduce interest rates, mortgage principal amounts, provide a second mortgage as a deferred payment 0% interest loan, and/or pay the purchaser's reasonable closing costs. Homebuyer counseling will be required before the sale to the homebuyer. All parties on the deed will be required to have a minimum of 8 hours of homebuyer counseling from a HUD-approved housing counseling agency prior to obtaining a mortgage loan. All loans must be at a fixed rate not to exceed a term of forty (40) years.

The price of the home after rehabilitation will be the lower of the appraised value or total development costs. When the homebuyer receives financing from the County in the form of a second mortgage, there will be a required affordability period of twenty years. During the affordability period, \$40,000 of each 0% deferred payment loan, or the entire loan amount if it is less than or equal to \$40,000, will be forgiven at the end of ten years. The Note and Mortgage will ensure that, if the home is sold during the affordability period, the total amount of assistance will be recaptured at the sale. If a property is unable to be sold, it may be converted to rental unit. A twenty-year Restrictive Use Covenant will be imposed on each converted rental unit to guarantee long term affordability and continued occupancy by income eligible households.

For homebuyers that are partners with Habitat for Humanity, no financing from the County in the form of a second mortgage will be provided; however, Habitat for Humanity will be required to provide a zero interest mortgage that is affordable to the homeowner and may offer a soft second mortgage on an as needed basis. These mortgages will include an affordability period of twenty-years based upon recapture.

All program income generated by resale or rental will be used to continue approved NSP3 activities until funds are depleted. All units will be purchased at least 1% below the current market appraised value.

No displacement of households will take place. Only vacant, foreclosed, and/or abandoned units will be acquired for use in NSP3.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP3-001-02**Activity Title: Acquisition, Rehabilitation, Resale or Rent LH****Activity Type:**

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP3-001

Project Title:

Acquisition, Rehab, Rent, or Resale

Projected Start Date:

10/23/2012

Projected End Date:

09/30/2019

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 1,813,756.19**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,813,756.19**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9	9		100.00
# Owner Households	1	1		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Seminole County

Organization Type

Unknown

Proposed Budget

\$ 1,813,756.19

Location Description:

Current Approved Areas

- The Sterling Meadows vicinity area (21100).
- The Alafaya Woods vicinity area (21311, 21309).
- The Deer Run area (22106, 22105, 22104)



- Winter Springs vicinity (21401, 21404)
 - Sanlando vicinity (21608, 21901)
- Additional Target Areas:
- Sunland Estates vicinity area (21705)
 - West Altamonte vicinity area (20903)

Activity Description:

In this activity, housing units will be acquired for the benefit of low-income households under the traditional purchase method, under the acquisition and rehabilitation method, under a lease-purchase agreement, or as long term rentals.

Acquisition

In this activity, housing units will be acquired for the benefit of Low Income Homebuyers under the traditional purchase method, under the acquisition and rehabilitation method, under a lease-purchase agreement, or as long term rentals serving Low Income Homebuyers households.

The traditional purchase method will be utilized when low, moderate, and middle income households are assisted to obtain homeownership. The units selected must not require rehabilitation as determined by a State certified home inspector's report. The housing units will be purchased for Low Income Homebuyers at a price which is affordable to the homebuyer.

The acquisition and rehabilitation method will be utilized when eligible income households select a unit that requires rehabilitation as determined by a State certified home inspector's report. The homebuyer will be partnered with a County approved agency that will be selected as explained below. The rehabilitation will take place prior to resale, or within 90-days of acquisition with approval. Any rebates realized from any rehabilitation or improvements will be deducted from the rehabilitation costs. Following rehabilitation, all housing units must meet or exceed all local building codes. It may be that some foreclosed housing units will be purchased prior to identifying a homebuyer. In this case, County staff will work with the agency to select housing units that, when rehabilitated, are more likely to sell or rent quickly.

The lease-purchase agreement method will be utilized when; low, moderate, and middle income households are assisted to obtain homeownership when the household's credit score is at least 90% of the credit score required by the mortgage lender. Until such time as the applicant is ready to assume ownership of the property, the monthly lease cost of each unit will be that amount which the applicant would pay each month in principal, interest, taxes, and insurance had the applicant purchased the home at the time of the lease-purchase agreement, based on their income (i.e., affordable to the household). The lease-purchase agreement portion of this activity will be targeted at those households whose credit score is at least 90% of the credit score required by the mortgage lender and who, in the mortgage lender's professional opinion and with adequate homeownership counseling, will be able to qualify for first mortgage financing within 18 months. Housing units not purchased within 36 months of acquisition will be converted to long-term rental units under this activity, and may be donated to approved non-profit organizations.

The long term rental method will be utilized with the following approaches; properties purchased through the acquisition and rehabilitation method which are not sold to a qualified LOW INCOME HOMEBUYERS household within 90-days of rehabilitation completion, housing units not purchased within 36 months of acquisition under the lease-purchase method, and properties acquired which may be better suited for rental use due to configuration, size, and similar criteria. These properties will be donated to a non-profit organization which will provide property management services and remit excess income from each unit to the County as Program Income during the twenty year affordability period as discussed under the Long Term Affordability section.

Rehabilitation

In order to better coordinate the activities, a Request for Proposals (RFP) covering each of the target areas was issued in February, 2012. Proposals were accepted and reviewed by appropriate County staff. Two Developers were awarded to acquire, rehabilitate, and resell housing units for the NSP3 program.

Seminole County also contracted with Habitat for Humanity in Seminole County and Greater Apopka, FL, Inc., apart from the RFP process. This will allow Habitat to purchase, rehabilitate, and resell eligible housing units for eligible homebuyers, without having to compete with other nonprofit and for-profit agencies.

To the maximum extent feasible, developers, contractors, and subcontractors used to implement the NSP3 activities will be located within the selected target areas. In addition, to the maximum extent feasible, developers, contractors, and/or subrecipients will hire employees and small businesses located in the selected target areas.

Each respective agency will work with County approved prospective homebuyers to locate appropriate housing units from the NSP Target Areas. The rehabilitation will take place prior to resale, or within 90-days of acquisition with approval. Should a prospective homebuyer select a home that does not require rehabilitation per the inspection, the homebuyer will not be required to work with an awarded agency. All selected units must be County approved and meet the NSP requirements before the agency or prospective homebuyer purchases the unit.

Sales



All housing units acquired and rehabilitated through this program will be provided to households at or below 120% of the AMI. To enable affordability, financial assistance may be provided to the homeowner. The funding may reduce interest rates, mortgage principal amounts, provide a second mortgage as a deferred payment 0% interest loan, and/or pay the purchaser's reasonable closing costs. Homebuyer counseling will be required before the sale to the homebuyer. All parties on the deed will be required to have a minimum of 8 hours of homebuyer counseling from a HUD-approved housing counseling agency prior to obtaining a mortgage loan. All loans must be at a fixed rate not to exceed a term of forty (40) years. The price of the home after rehabilitation will be the lower of the appraised value or total development costs. When the homebuyer receives financing from the County in the form of a second mortgage, there will be a required affordability period of twenty years. During the affordability period, \$40,000 of each 0% deferred payment loan, or the entire loan amount if it is less than or equal to \$40,000, will be forgiven at the end of ten years. The Note and Mortgage will ensure that, if the home is sold during the affordability period, the total amount of assistance will be recaptured at the sale. If a property is unable to be sold, it may be converted to rental unit. A twenty-year Restrictive Use Covenant will be imposed on each converted rental unit to guarantee long term affordability and continued occupancy by income eligible households. For homebuyers that are partners with Habitat for Humanity, no financing from the County in the form of a second mortgage will be provided; however, Habitat for Humanity will be required to provide a zero interest mortgage that is affordable to the homeowner and may offer a soft second mortgage on an as needed basis. These mortgages will include an affordability period of twenty-years based upon recapture. All program income generated by resale or rental will be used to continue approved NSP3 activities until funds are depleted. All units will be purchased at least 1% below the current market appraised value. No displacement of households will take place. Only vacant, foreclosed, and/or abandoned units will be acquired for use in NSP3.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-003 / Planning and Administration



Grantee Activity Number: NSP3-003-01

Activity Title: Planning and Administration

Activity Type:

Administration

Project Number:

NSP3-003

Projected Start Date:

03/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

09/30/2020

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 528,482.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 528,482.00**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Seminole County

Organization Type

Unknown

Proposed Budget

\$ 528,482.00

Location Description:

N/A

Activity Description:

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and other eligible charges.

Environmental Assessment: EXEMPT**Environmental Reviews:** None**Activity Attributes:** None**Activity Supporting Documents:** None

Environmental Reviews: None

Project # / NSP3-004 / Purchase of Vacant Land for Redevelopment or Land



Grantee Activity Number: NSP3-004-01

Activity Title: Purchase of Vacant Land for Redevelopment or Land

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP3-004

Projected Start Date:

05/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Cancelled

Project Title:

Purchase of Vacant Land for

Projected End Date:

09/30/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

of Persons

Total

2

Low

Mod

2

Low/Mod%

100.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Seminole County

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Properties will be located in currently approved target areas for this activity

Activity Description:

Will purchase vacant land for redevelopment or land banking.



Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-005 / Redevelopment of Demolished or Vacant Properties



Grantee Activity Number: NSP3-005-01

Activity Title: Colonial Way Redevelopment

Activity Type:

Construction of new housing

Project Number:

NSP3-005

Projected Start Date:

02/18/2021

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Redevelopment of Demolished or Vacant

Projected End Date:

08/31/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 176,800.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 176,800.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Seminole County	Unknown	\$ 176,800.00

Location Description:

Activity Description:

The redevelopment of Colonial Way property. First is the demolition of vacant 209 Colonial Way in preparation for the new construction of 211 Colonial Way. The new affordable housing unit, at a minimum, will be a three (3) bedroom two (2) bathroom home of one thousand one hundred (1100) square feet plus or minus one hundred (100) square feet.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Grantee Activity Number: NSP3-005-02

Activity Title: Tangerine Redevelopment

Activity Type:

Construction of new housing

Project Number:

NSP3-005

Projected Start Date:

02/10/2021

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Redevelopment of Demolished or Vacant

Projected End Date:

04/04/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 165,800.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 165,800.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Seminole County

Organization Type

Unknown

Proposed Budget

\$ 165,800.00

Location Description:



Activity Description:

The redevelopment of Tangerine Avenue property. First was the vacate of the alleyway in preparation for the new construction of 1803 Tangerine Ave. The new affordable housing unit, at a minimum, will be a three (3) bedroom two (2) bathroom home of one thousand one hundred (1100) square feet plus or minus one hundred (100) square feet.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

- Serino, Lori AP modification approved. Revision was to change an activity number from NSP3001-01 to NSP3-001-01 to correct a numbering error. LS 1016,2011
- Reviewer - Seminole County's revised action plan has been rejected. The budget modification is less \$1,000,000 under redevelopment activity. Grantee is amending. sk 4/5/12
- Reviewer - Activity 2 under proposed budget still reflects \$1,000,000. Total budget for activity is \$2,000,000 and is reflected correctly in the summary. Grantee advised to make correction. 4/6/12 sk
- Reviewer - The budget revisions have been corrected for activity 2. The action plan amendment has been approved. 4/6/12 sk
- Reviewer - LH25 National Objective added to Activity Number 002. sk 10/29/12
- Reviewer - Per Grantee budget corrections were made to overall budget. No errors were viewed on HUD rep screens. Grantee received OneCPD technical guidance to correct the issue. sk 1/14/13
- Reviewer - Seminole County's revised action plan has been approved. Revisions include expansion of target areas, addition of landbanking and redevelopment activities with reallocation of funding to those activities. Modifications made to long term affordability clarifying recapture versus resale and change in adjusted gross income for affordable rents. 8/6/13 sk
- Serino, Lori Plan modification is rejected. Grantee is directed to adjust the LH25 activity to meet the 25% requirement. LS
- Serino, Lori Plan modification rejected, grantee needs to increase LH25 activity's budget to meet set aside requirement.LS
- Serino, Lori The County has modified its plan to increase program income estimates, applicable activity budgets, and compliance with the 25% set aside requirement. LS
- Serino, Lori The action plan was submitted by accident; the county is in the process of receipting program income and will resubmit when ready. LS 10-6-14
- Serino, Lori Plan modification was to increase Program Income from the sale of a property.
- Serino, Lori Adjusted projected program income and project incomes to accommodate operations.



Serino, Lori Increased Program Income due to several house sales and subsequent deposits. Also, increased NSP 3-01-01 Low/Mod budget to accommodate related expenses

Serino, Lori No changes were made to this plan.

Serino, Lori changes include revisions to activity end dates, minor narrative, minor budget.

Serino, Lori Amendment previously approved. LS
Modifications to add the redevelopment activity.

Action Plan History

Version	Date
B-11-UN-12-0018 AP#17	12/01/2021
B-11-UN-12-0018 AP#16	12/07/2020
B-11-UN-12-0018 AP#15	10/30/2018
B-11-UN-12-0018 AP#14	02/08/2018
B-11-UN-12-0018 AP#13	10/27/2016
B-11-UN-12-0018 AP#12	04/27/2016
B-11-UN-12-0018 AP#11	12/10/2015
B-11-UN-12-0018 AP#10	07/07/2015
B-11-UN-12-0018 AP#9	01/27/2015
B-11-UN-12-0018 AP#8	10/06/2014
B-11-UN-12-0018 AP#7	02/24/2014
B-11-UN-12-0018 AP#6	08/06/2013
B-11-UN-12-0018 AP#5	01/14/2013
B-11-UN-12-0018 AP#4	10/29/2012
B-11-UN-12-0018 AP#3	06/21/2012
B-11-UN-12-0018 AP#2	04/06/2012
B-11-UN-12-0018 AP#1	10/16/2011

